



THE
A-TEAM

**RE/MAX
FIRST**

157 KINCORA Cove, Calgary T3R1L1

MLS®#: **A2178773** Area: **Kincora** Listing Date: **11/15/24** List Price: **\$779,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **5,026 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,650**
 Low Sqft:
 Ttl Sqft: **1,650**

DOM
5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 7`3"	Laundry	Main	6`0" x 13`1"
2pc Bathroom	Main	5`5" x 5`7"	Kitchen With Eating Area	Main	13`0" x 14`0"
Dining Room	Main	9`7" x 13`9"	Living Room	Main	15`11" x 14`11"
Bedroom	Upper	9`8" x 11`2"	4pc Bathroom	Upper	5`11" x 7`10"
Bedroom	Upper	10`5" x 9`2"	Bedroom - Primary	Upper	11`11" x 13`3"
Walk-In Closet	Upper	3`11" x 9`2"	5pc Ensuite bath	Upper	9`7" x 9`5"
Furnace/Utility Room	Basement	11`11" x 8`2"	3pc Bathroom	Basement	7`3" x 4`9"

Bedroom **Basement** **10`11" x 8`3"** **Flex Space** **Basement** **22`0" x 13`9"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **0310875**

Remarks

Pub Rmks: **Prime Location! Immaculately maintained home in the desirable community of Kincora, located on a quiet, tree-lined cul-de-sac with outstanding curb appeal. Just minutes from Creekside and Beacon Hill shopping centers, with quick access to Stoney Trail, Deerfoot Trail, Highway 2 North. Very easy access to the mountains. Close to walking paths, parks, and close to schools. The main floor features rich hardwood flooring in the living room area and ceramic tile in the dining room, entryway, kitchen, all bathrooms, and laundry room, dining room. Entry way is large and has plenty of closet space. Laundry room and mud room in back opens to a double attached garage. The living room is an inviting space, showcasing vaulted ceilings and a cozy gas fireplace as a focal point. The gourmet kitchen is a chef's dream, complete with a large island and eating bar, quartz countertops, and newer stainless steel appliances, including a stove, hood fan, built-in microwave, dishwasher, wine fridge, and an upgraded refrigerator. The dining area opens onto a large deck and beautifully landscaped, fully fenced backyard with a fire pit. Laundry opens directly to the double attached garage. Upstairs offers three spacious bedrooms, including a luxurious master suite with room for a king-sized bed, a large walk-in closet, and a stunning 5-piece ensuite. Ensuite includes a soaker tub and stand alone shower. The additional two bedrooms are generously sized with plenty of closet space, and a recently renovated 4-piece bath. The fully finished basement boasts a massive rec room with a second gas fireplace, a built-in pine workstation for two, a fourth bedroom, and an additional 3-piece bath. Extra features include an underground sprinkler system, central A/C, and a negotiable water filtration system and water softener. The property has been painted within the last year. With unbeatable value, this home truly shows 10/10!**

Inclusions:
Property Listed By: **wine fridge, TV brackets, built-in office (pine), fire pit, underground sprinkler system, sound system in the basement, security equipment only**
Diamond Realty & Associates LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











